

A Community Designed
For Everyday Life

Villa Boutique
Community

VÉA

New Cairo
6th Settlement

IL CAZAR

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For Everyday Life

VÉA

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IL CAZAR

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VÉA

01 ABOUT THE DEVELOPER

IL CAZAR

01 ABOUT IL CAZAR

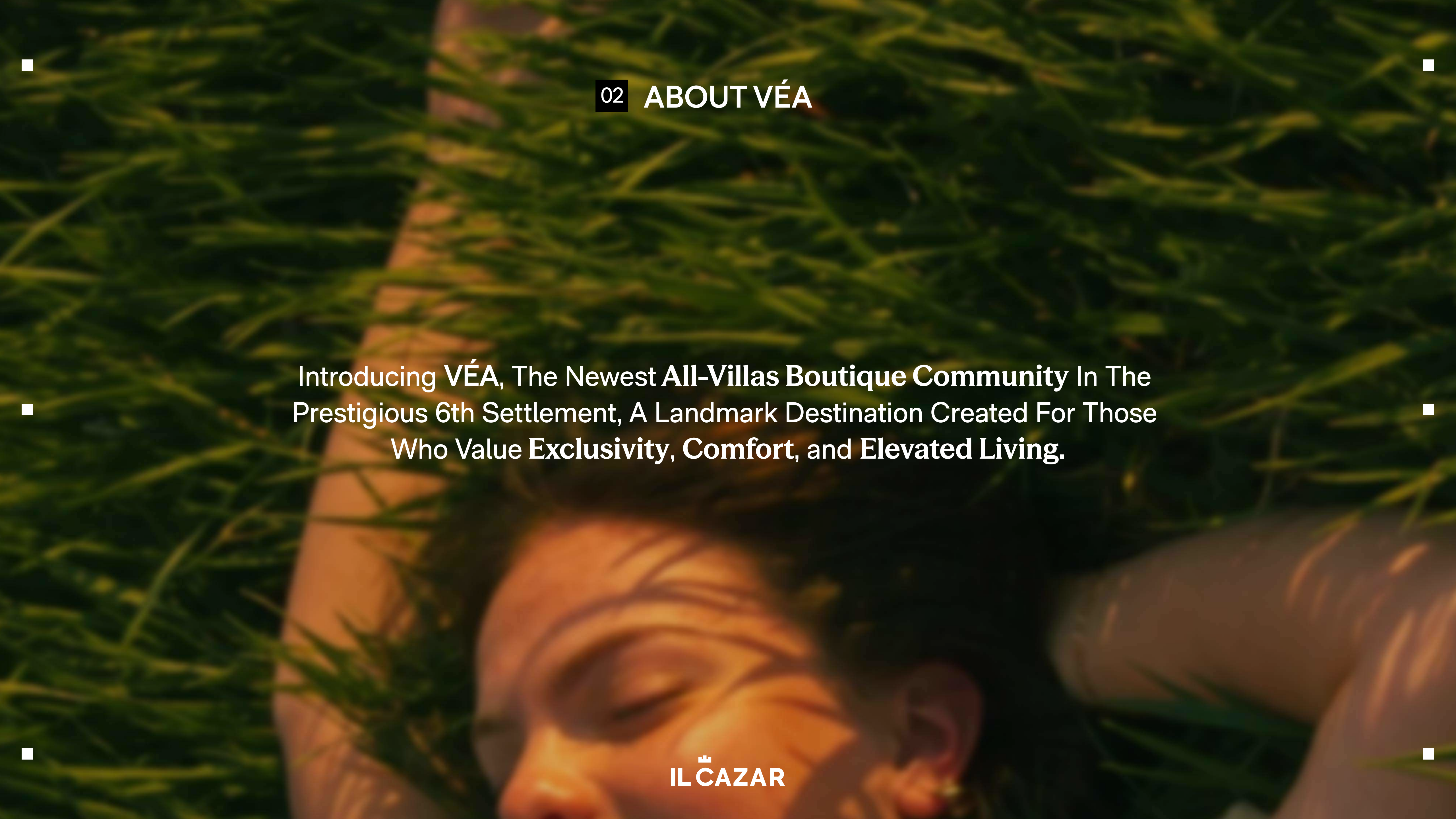
IL CAZAR is Driven by A Philosophy of Excellence, Integrity, and Forward-Thinking Development. With A Distinguished Portfolio of Landmark Projects Such as Go Heliopolis, Creek Town, The Crest, Stoda, Safia, Glen, Westdays, and The C, **IL CAZAR** Consistently Delivers Spaces That Elevate Lifestyles and Foster Long-Term Growth.

VÉA Stands As The Newest Expression of This Vision — A Continuation of Our Commitment To Creating Exceptional Destinations With Lasting Impact.

VÉA

02 LIFE AT VÉA

IL CĀZAR



02 ABOUT VÉA

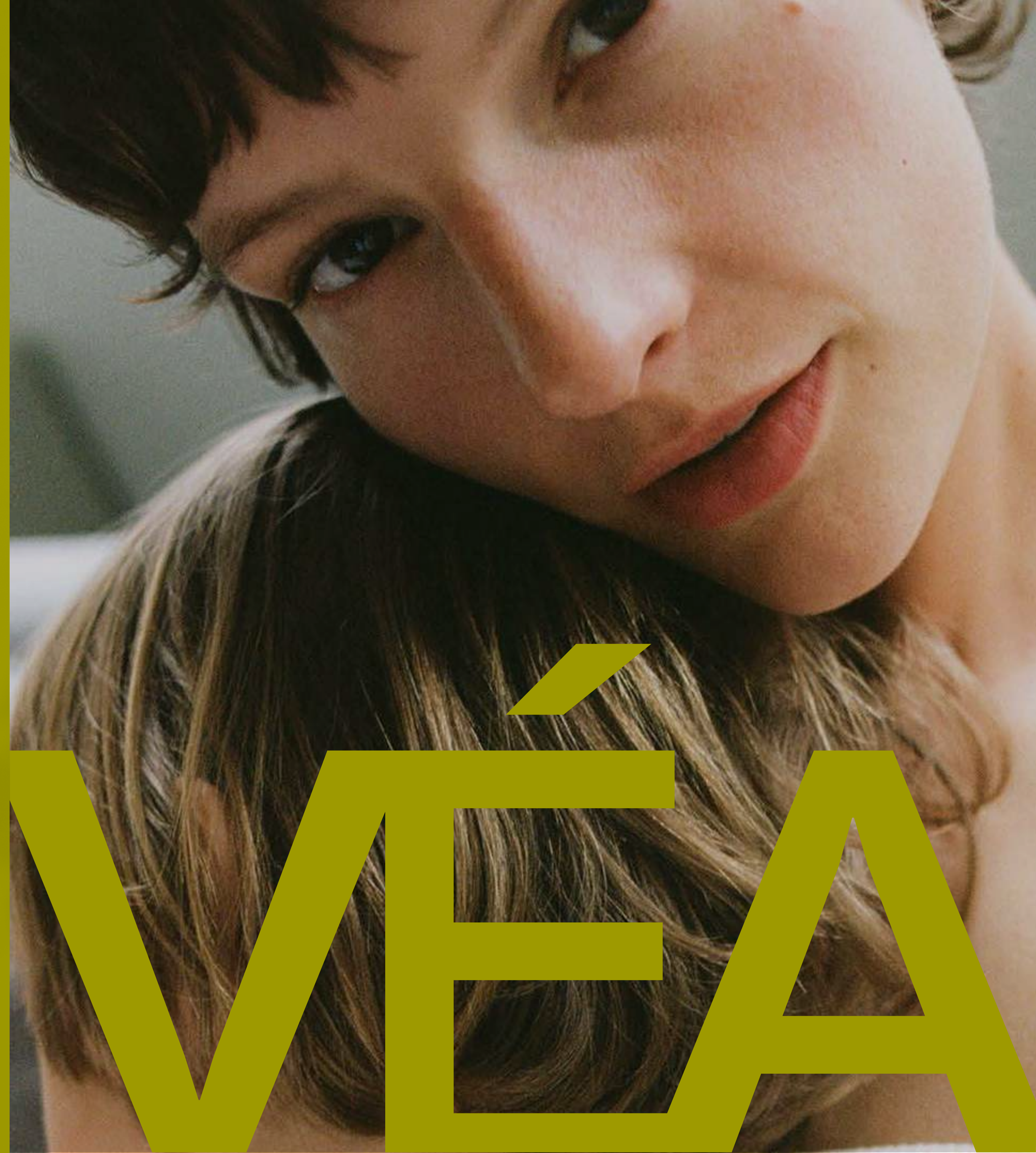
Introducing VÉA, The Newest **All-Villas Boutique Community** In The Prestigious 6th Settlement, A Landmark Destination Created For Those Who Value **Exclusivity, Comfort, and Elevated Living.**

VÉA

Spanning 100 Acres, VÉA Presents A
Thoughtfully Curated Collection of **417 Villa Keys**
Within A Serene, Master-Planned Setting,
Offering Both Residential Single-Family Homes
and Business Houses.

A Villa Boutique Community
Designed For Modern Living

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Villa Boutique Community

New Cairo 6th Settlement

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VÉA

03 THE VÉA EXPERIENCE

IL CAZAR

Residents Experience a Seamless Balance
Between Private Living and Shared Spaces,
From The Clubhouse and Lush Parklands to The
Outdoor Fit Hub.

Amenities & Experiences



01 CLUBHOUSE

Community Anchor For Gathering And Social Life
Premium, Calm Atmosphere Aligned With Boutique
Positioning Flexible Use For Day-To-Day Leisure.



02 COMMUNITY PARKS

Open Views That Soften Architecture and
Widen The Streetscape Feel Nature-Led
Identity Supporting Wellness And Belonging.



03 OUTDOOR FITHUB

Outdoor Wellness Zone Built For Routine.
Accessible For Residential Pockets Open-Air
Movement Integrated Into Greenery.



04 WATER FEATURES

Distributed Water Elements Across The Community
Cooling Effect Atmosphere Across Outdoor Spaces
Adds Flow + Rhythm To The Masterplan Experience.

VÉA

A Place Where Architecture, Landscape, and Lifestyle Integrate Naturally.

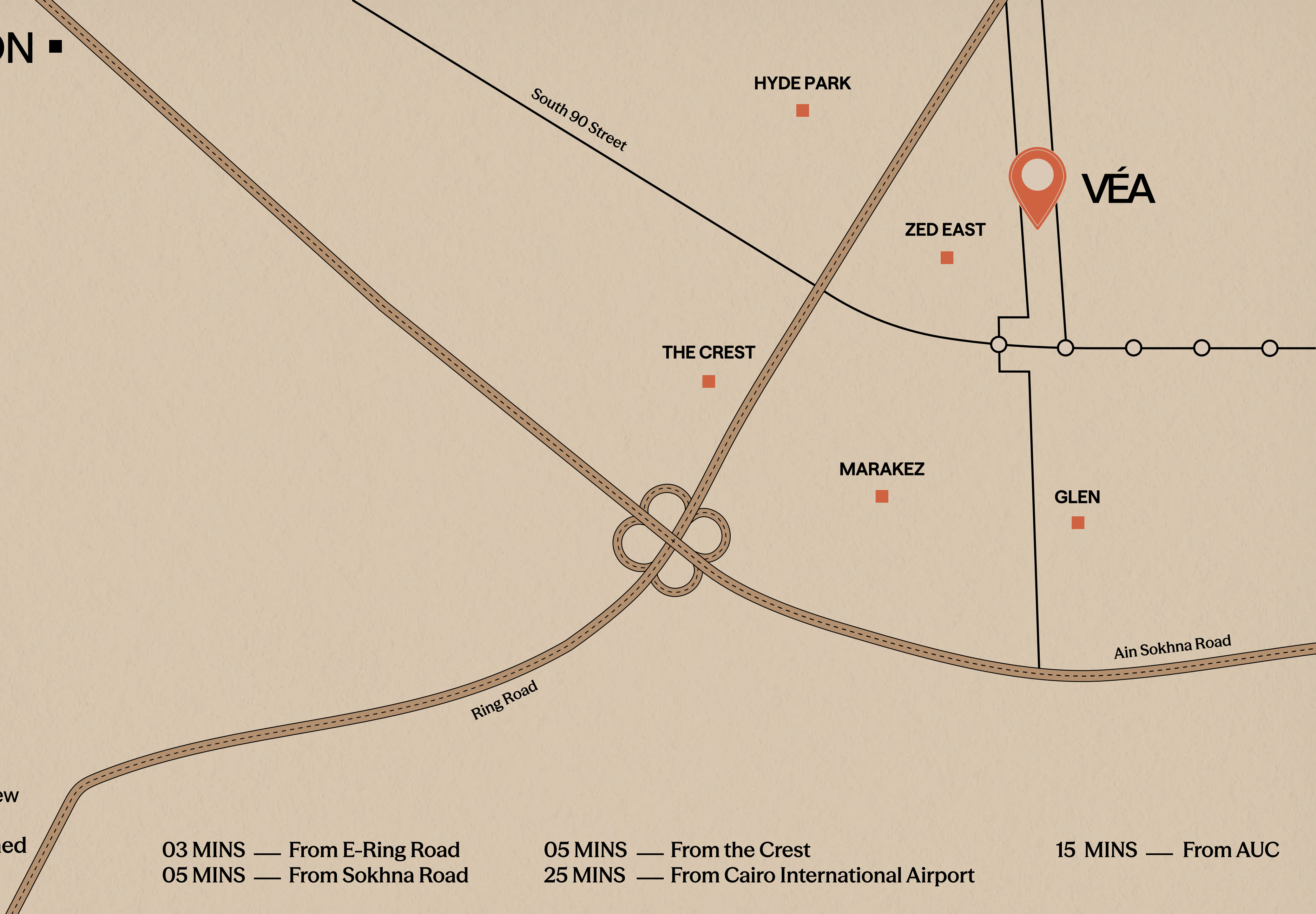
Individual Paths,
Shared Ground

Built on The Belief
That Architecture

IL CAZAR

04 LOCATION MAP

■ VÉA LOCATION ■



A PRIME LOCATION

Strategically located at Sixth Settlement in the heart of New Cairo, **VÉA** places you at the center of it all. With unmatched connectivity and serenity.

03 MINS — From E-Ring Road
05 MINS — From Sokhna Road

05 MINS — From the Crest
25 MINS — From Cairo International Airport

15 MINS — From AUC

05 THE MASTERPLAN

VÉA

■ Masterplanned By Raef Fahmy ■

**Masterplanned By Raef Fahmy and Built on Only 14% Footprint,
VÉA is Designed To Give Life More Space To Breathe.**

**Every Line, Pathway, and Open Area is Intentionally Crafted to Shape A
Community Where Families Grow, Memories are Made, and Generations Feel
at Home. The Master Plan is Not Just A Layout — It is The Soul of VÉA, Guiding
How People Live, Connect, and Belong.**



**The Community Unfolds Through Clean, Contemporary Architecture and
Minimalist Forms That Feel Modern Yet Timeless. This Refined Simplicity is
Balanced With Warmth and Openness, Creating an Elegant Residential Setting
That is Both Visually Striking and Deeply Welcoming — A Place Designed Not
Just to be Seen, But to be Lived.**

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**A Villa Boutique Community
Designed For Modern Living**



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Masterplan

↓
Sunset



↑
Sunrise

IL CAZAR

Distance Masterplan



06 CONSTRUCTION STATUS

VÉA



Live Image

IL CAZAR

VÉA



Live Image

IL ČAZAR

VÉA



Live Image

IL ČAZAR

07 FLOOR PLANS -
STANDALONE VILLAS

7.1 **FLOOR PLANS**
STANDALONE VILLA TYPE - A

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A Villa Boutique Community Designed For Modern Living



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STANDALONE VILLA TYPE - A

Total Area: 275 M²

AVG. Plot Area: 415 M²

GROUND FLOOR - 105 M2

01	Lobby	2.25 X 2.70 M
02	Reception	11.15 X 7.35 M
03	Kitchen	3.70 X 3.14 M
04	G. Toilet	1.80 X 1.20 M
05	Maid Room	1.80 X 2.00 M
06	Maid Bathroom	1.80 X 0.90 M

FIRST FLOOR - 126 M²

01	M. Bedroom	3.60 X 3.60 M
02	M. Dressing	2.40 X 2.20 M
03	M. Bathroom	3.60 X 1.80 M
04	Bedroom / Living	3.70 X 3.60 M
05	Bedroom 1	3.70 X 3.60 M
06	Bedroom 2	3.60 X 3.60 M
07	Bathroom	2.20 X 1.60 M

ROOF FLOOR - 43 M2

01	Living	3.40 X 3.60 M
02	Kitchenette	2.40 X 2.50 M
03	Bathroom	1.45 X 1.70 M
04	Open Roof	6.00 X 7.35 M
05	Open Roof	3.30 X 5.10 M

GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



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7.2 **FLOOR PLANS**
STANDALONE VILLA TYPE - B

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STANDALONE VILLA TYPE - B

Total Area: 250 M²

AVG. Plot Area: 353 M²

GROUND FLOOR - 99 M2

01	Entrance	2.80 X 2.40 M
02	Reception	4.25 X 7.40 M
03	Kitchen	2.60 X 3.60 M
04	G. Toilet	2.60 X 1.20 M
05	Maid Room	1.70 X 2.10 M
06	Maid Bathroom	1.70 X 1.30 M
07	Lobby	5.00 X 3.70 M

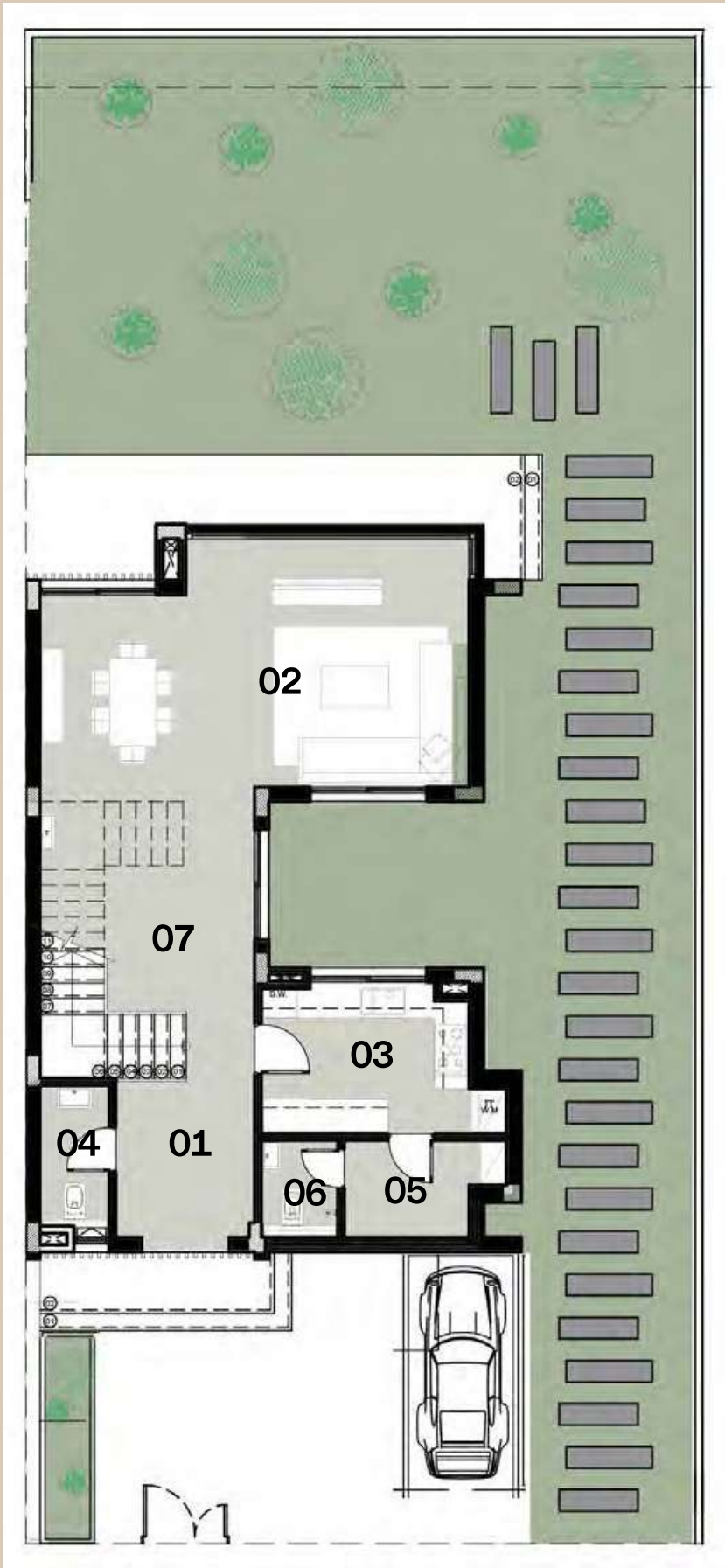
FIRST FLOOR - 120 M2

01	Lobby	4.75 X 3.70 M
02	M. Bedroom	4.25 X 5.75 M
03	M. Dressing	1.65 X 2.10 M
04	M. Bathroom	2.50 X 3.60 M
05	Bedroom 1	3.60 X 4.30 M
06	Bedroom 2	3.60 X 3.60 M
07	Bathroom	1.65 X 2.50 M
08	Terrace	1.00 X 4.50 M

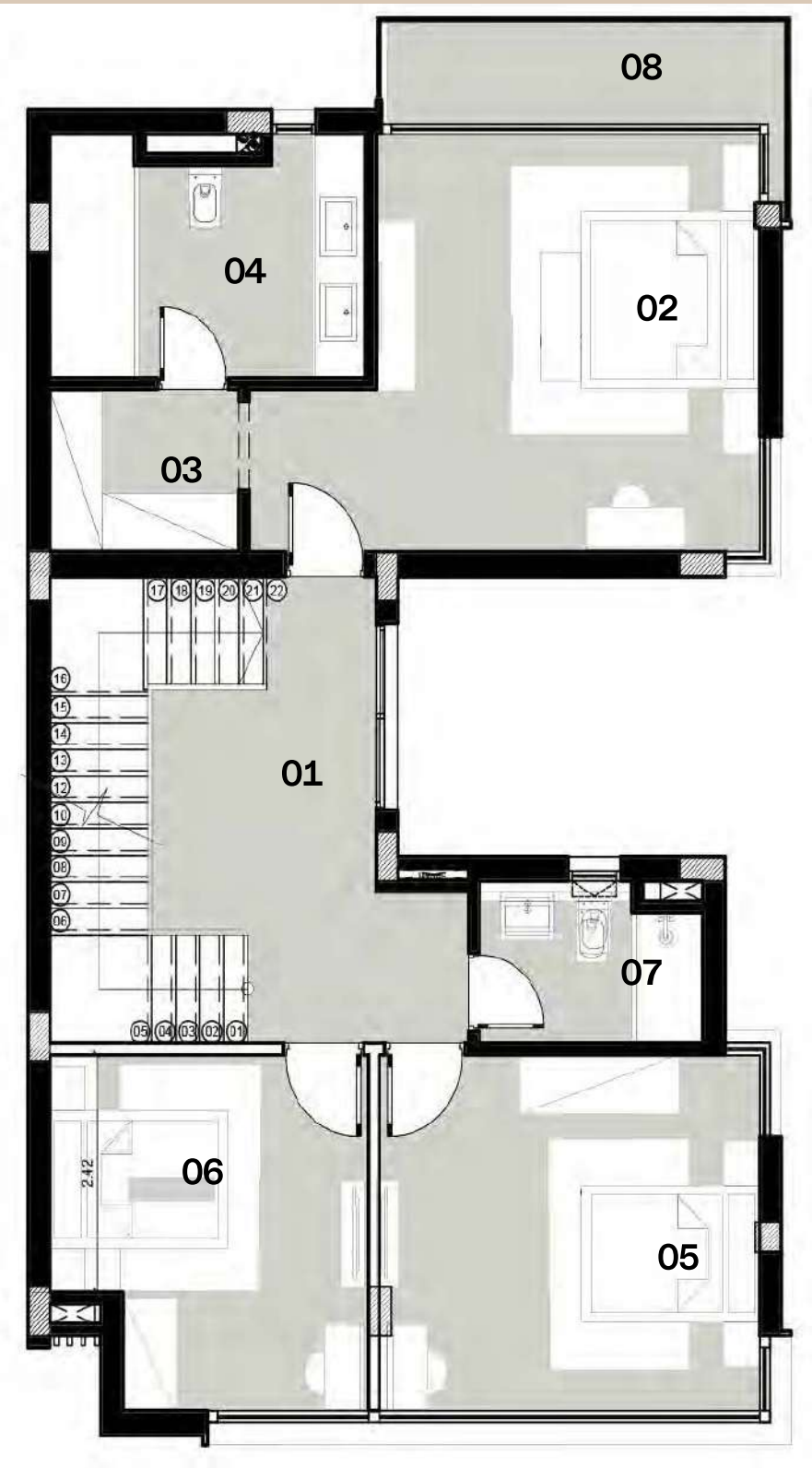
ROOF FLOOR - 31 M2

01	Living	3.60 X 3.60 M
02	Kitchenette	0.80 X 2.50 M
03	Bathroom	2.40 X 1.00 M
04	Open Roof	4.40 X 3.40 M
05	Open Roof	4.25 X 8.00 M

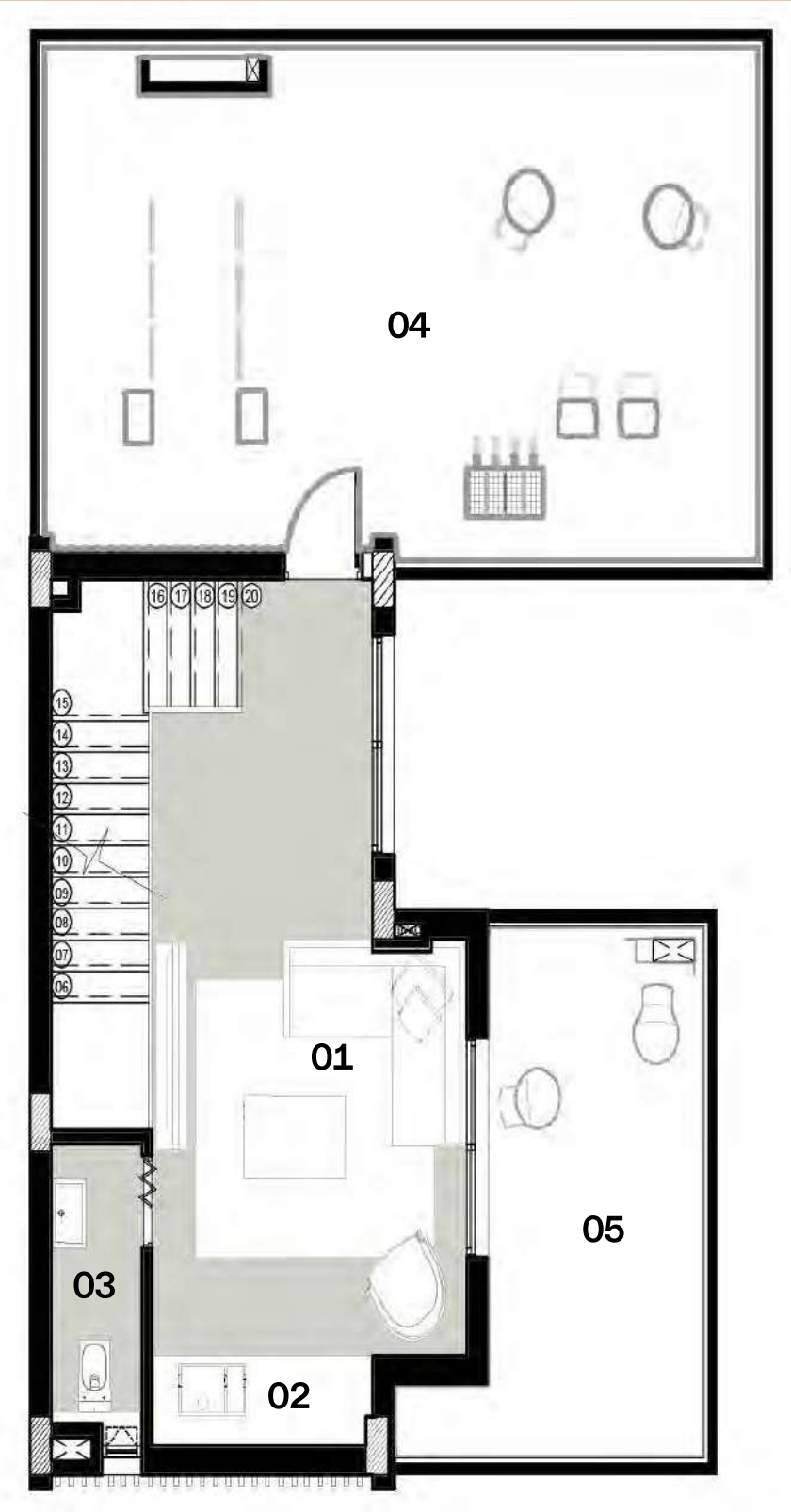
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



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7.3 **FLOOR PLANS**
STANDALONE VILLA TYPE - C

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STANDALONE VILLA TYPE - C

Total Area: 220 M²

AVG. Plot Area: 342 M²

GROUND FLOOR - 82 M2

01	Lobby	3.00 X 1.90 M
02	Reception	5.50 X 6.40 M
03	Kitchen	2.70 X 3.14 M
04	G. Toilet	2.20 X 1.10 M
05	Maid Room	1.70 X 1.80 M
06	Maid Bathroom	1.70 X 1.00 M

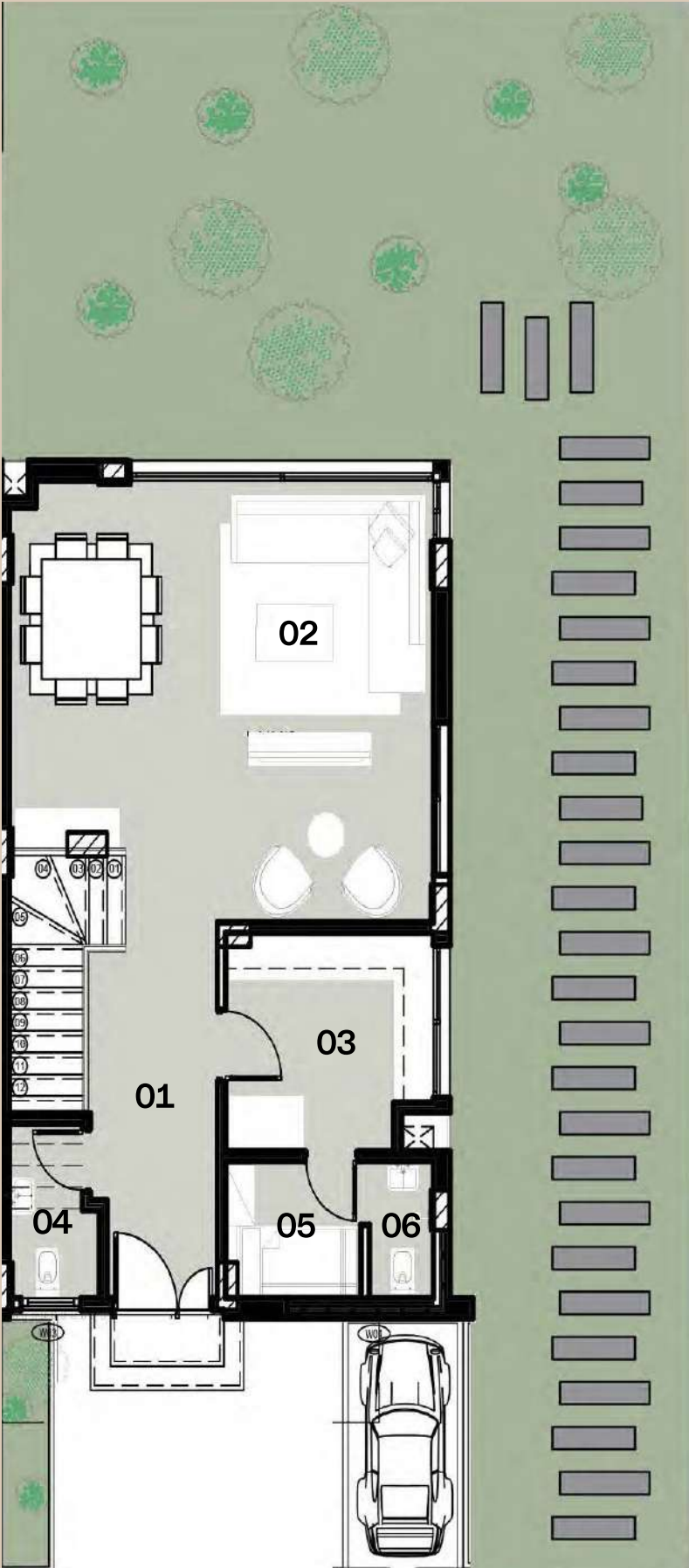
FIRST FLOOR - 96 M2

01	Lobby	5.50 X 1.20 M
02	M. Bedroom	3.60 X 4.60 M
03	M. Bathroom	1.90 X 1.70 M
04	M. Dressing	1.80 X 2.70 M
05	Bedroom 1	3.70 X 3.60 M
06	Bedroom 2	3.60 X 3.60 M
07	Bathroom	1.40 X 3.60 M

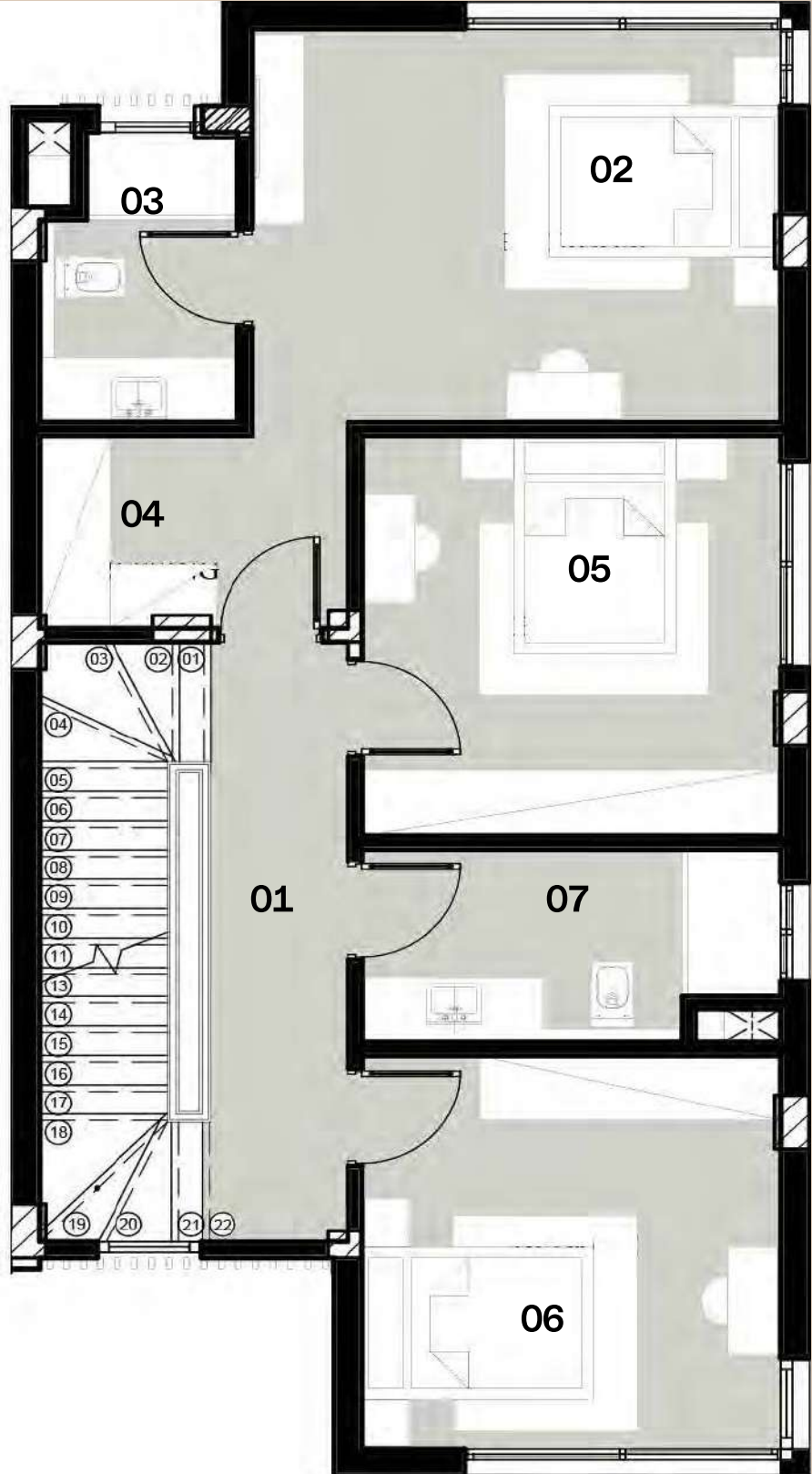
ROOF FLOOR - 42 M2

01	Bedroom	3.55 X 3.60 M
02	Bathroom	1.70 X 1.70 M
03	Open Roof	3.60 X 2.90 M
04	Open Roof	3.60 X 6.40 M

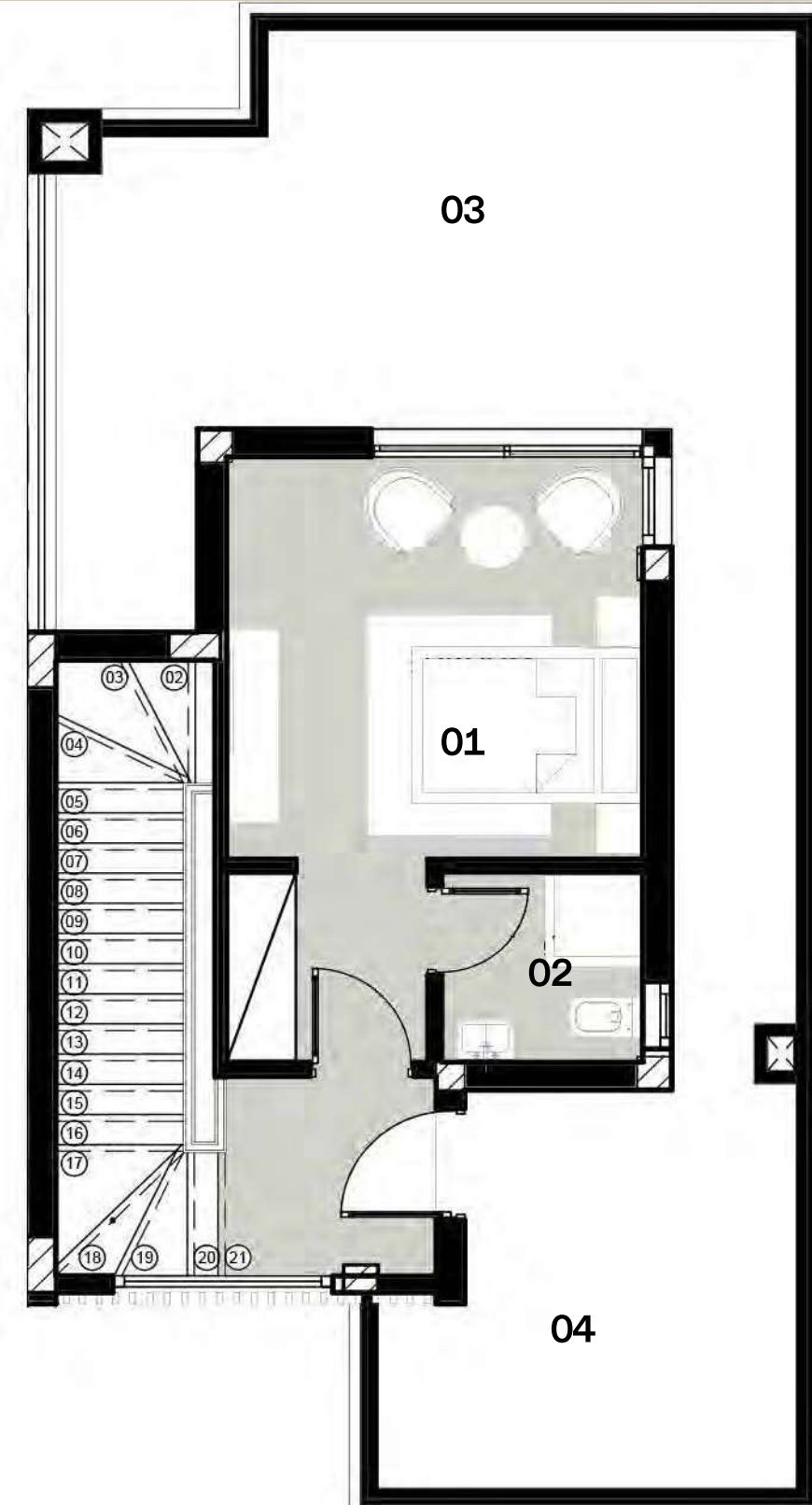
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



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7.4 FLOOR PLANS - TOWNHOUSE

7.4 FLOOR PLANS
TOWNHOUSE - CORNER UNIT

TOWNHOUSE (CORNER UNIT)

Corner Unit: 190 M²

AVG. Plot Area: 234 M²

GROUND FLOOR - 78 M2

01 Entrance	2.60 X 1.70 M
02 Reception	9.80 X 5.80 M
03 Kitchen	2.60 X 3.10 M
04 G. Toilet	1.10 X 1.60 M

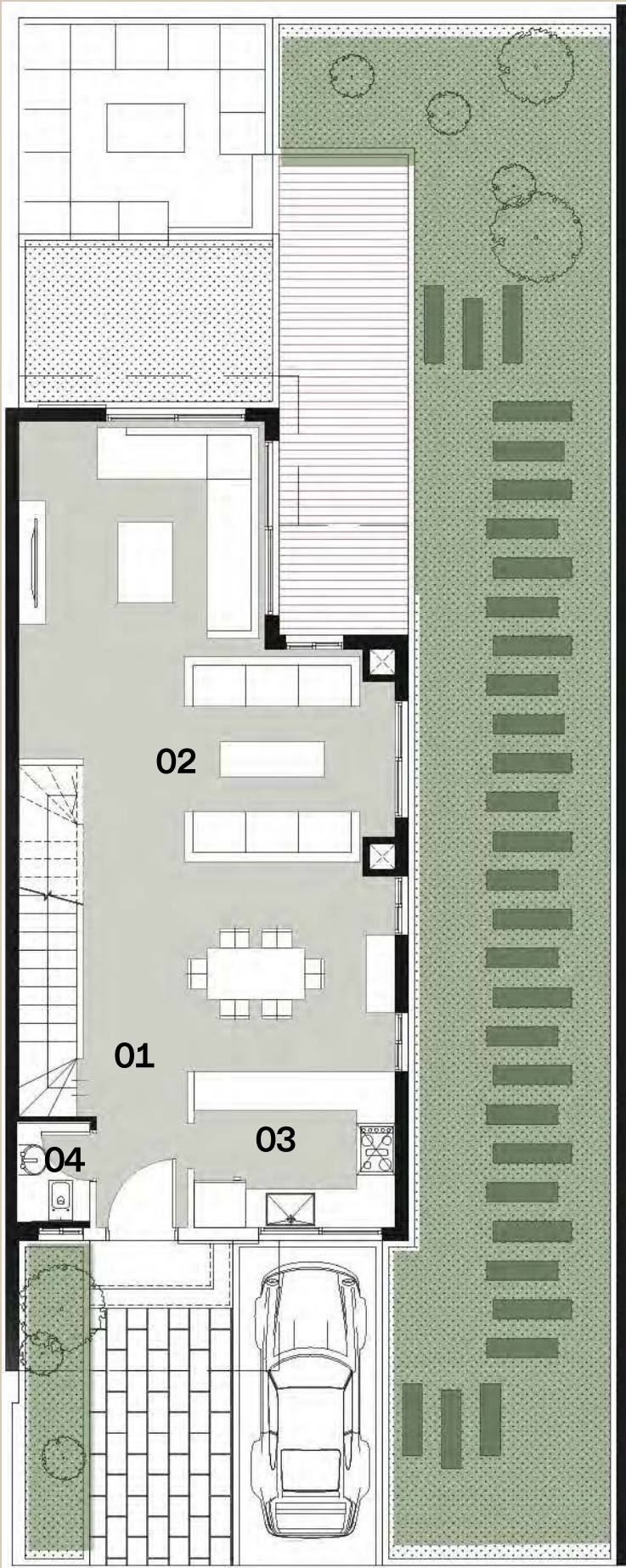
FIRST FLOOR - 91 M2

01 M. Bedroom	3.60 X 3.80 M
02 M. Dressing	1.70 X 2.10 M
03 M. Bathroom	1.70 X 2.60 M
04 M. Terrace	1.60 X 1.90 M
05 Bedroom 1	3.70 X 3.80 M
06 Bedroom 2	3.80 X 3.60 M
07 Bathroom	1.60 X 2.60 M
08 Terrace	1.60 X 1.90 M

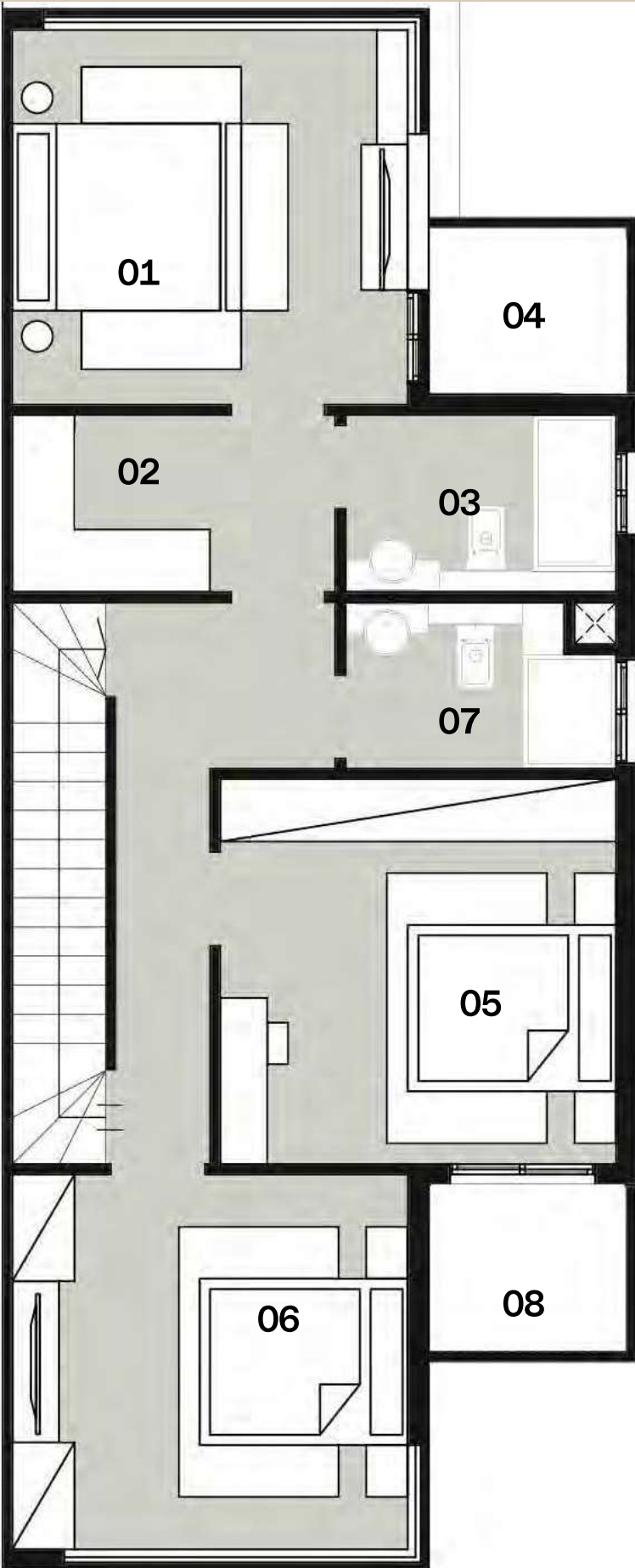
ROOF FLOOR - 21 M2

01 Maid Room	5.40 X 2.10 M
02 Open Roof	5.60 X 2.70 M
03 Open Roof	3.50 X 3.80 M
04 Open Roof	5.30 X 3.80 M

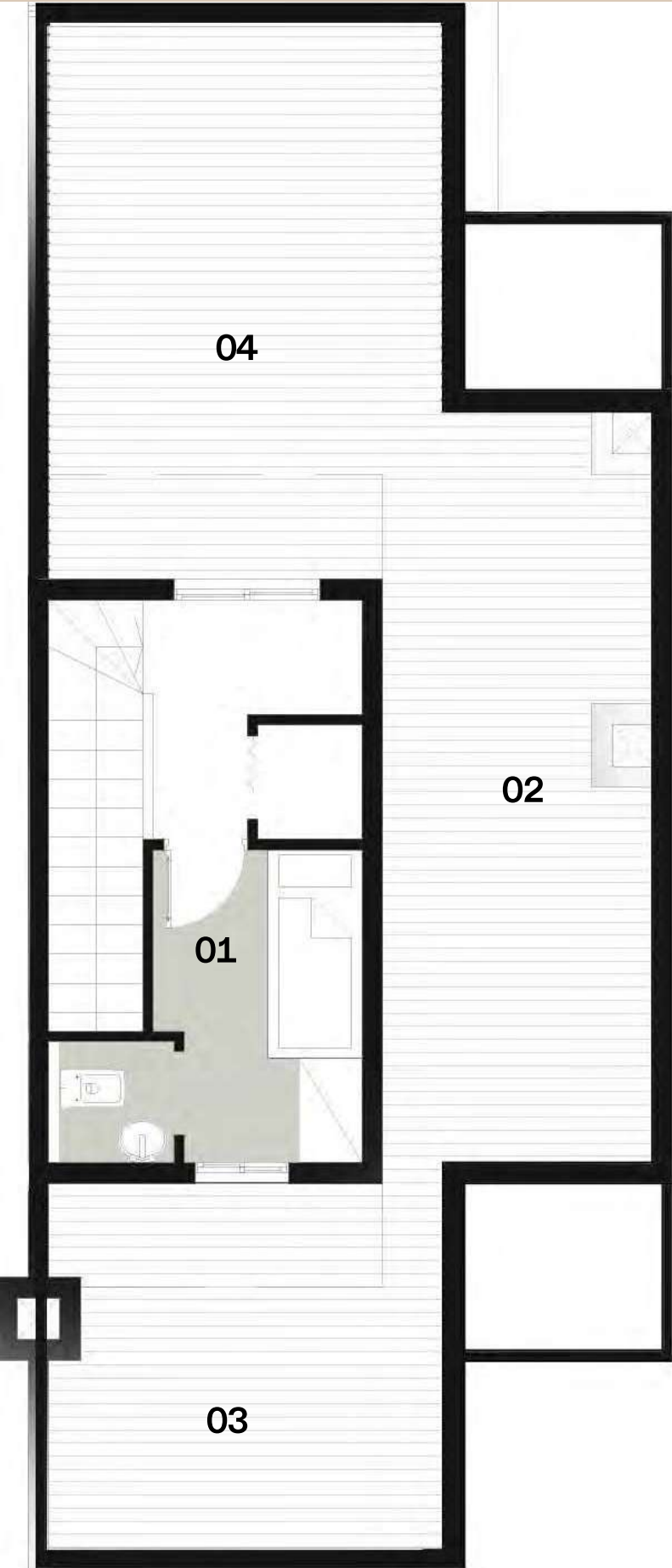
■ GROUND FLOOR ■



■ FIRST FLOOR ■



■ ROOF FLOOR ■



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7.4 FLOOR PLANS
TOWNHOUSE - MIDDLE UNIT

TOWNHOUSE (MIDDLE UNIT)

Middle Unit: 180 M²

AVG. Plot Area: 153 M²

GROUND FLOOR - 74 M2

01 Entrance	2.60 X 1.70 M
02 Reception	9.70 X 4.80 M
03 Kitchen	2.60 X 3.10 M
04 G. Toilet	1.10 X 1.60 M

FIRST FLOOR - 84 M2

01 M. Bedroom	3.60 X 3.80 M
02 M. Dressing	1.70 X 0.95 M
03 M. Bathroom	1.70 X 1.80 M
04 Bedroom 1	3.60 X 3.80 M
05 Bedroom 2	4.30 X 3.80 M
06 Bathroom	3.40 X 1.90 M

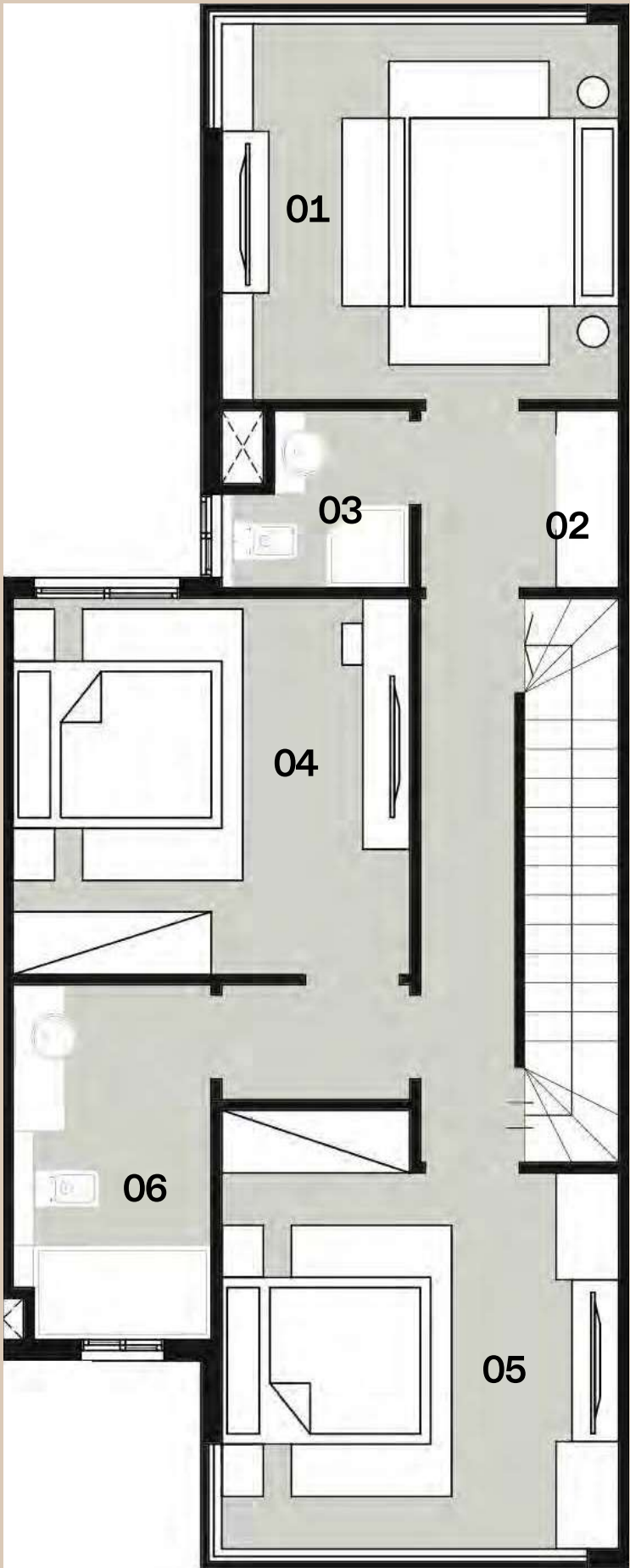
ROOF FLOOR - 21 M2

01 Maid Room	5.40 X 2.10 M
02 Open Roof	5.30 X 3.80 M
03 Open Roof	5.60 X 2.70 M
04 Open Roof	3.50 X 3.80 M

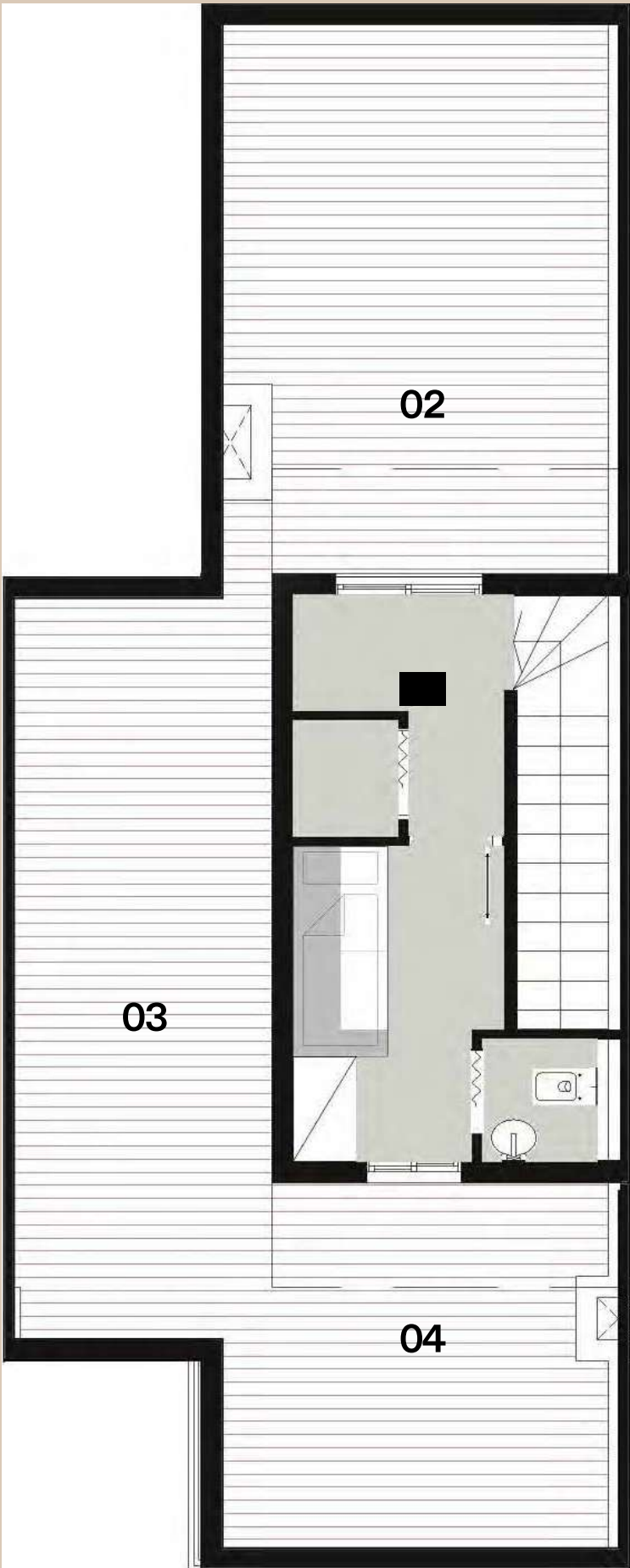
■ GROUND FLOOR ■



■ FIRST FLOOR ■



■ ROOF FLOOR ■



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